



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**March 22, 2004**

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**SUBJECT:** **2004-0092** - Application for a 6,004 square foot site located at **811 Haverhill Drive** in a R-0 (Low Density Residential) Zoning District (APN: 201-09-035);

Motion Design Review to allow an existing single-story residence of 30% Floor Area Ratio (FAR) to be remodeled and enlarged to a total of 3,287 square foot, resulting in an FAR of 55%.

**REPORT IN BRIEF**

**Existing Site Conditions** One-Story, Single-Family Residence

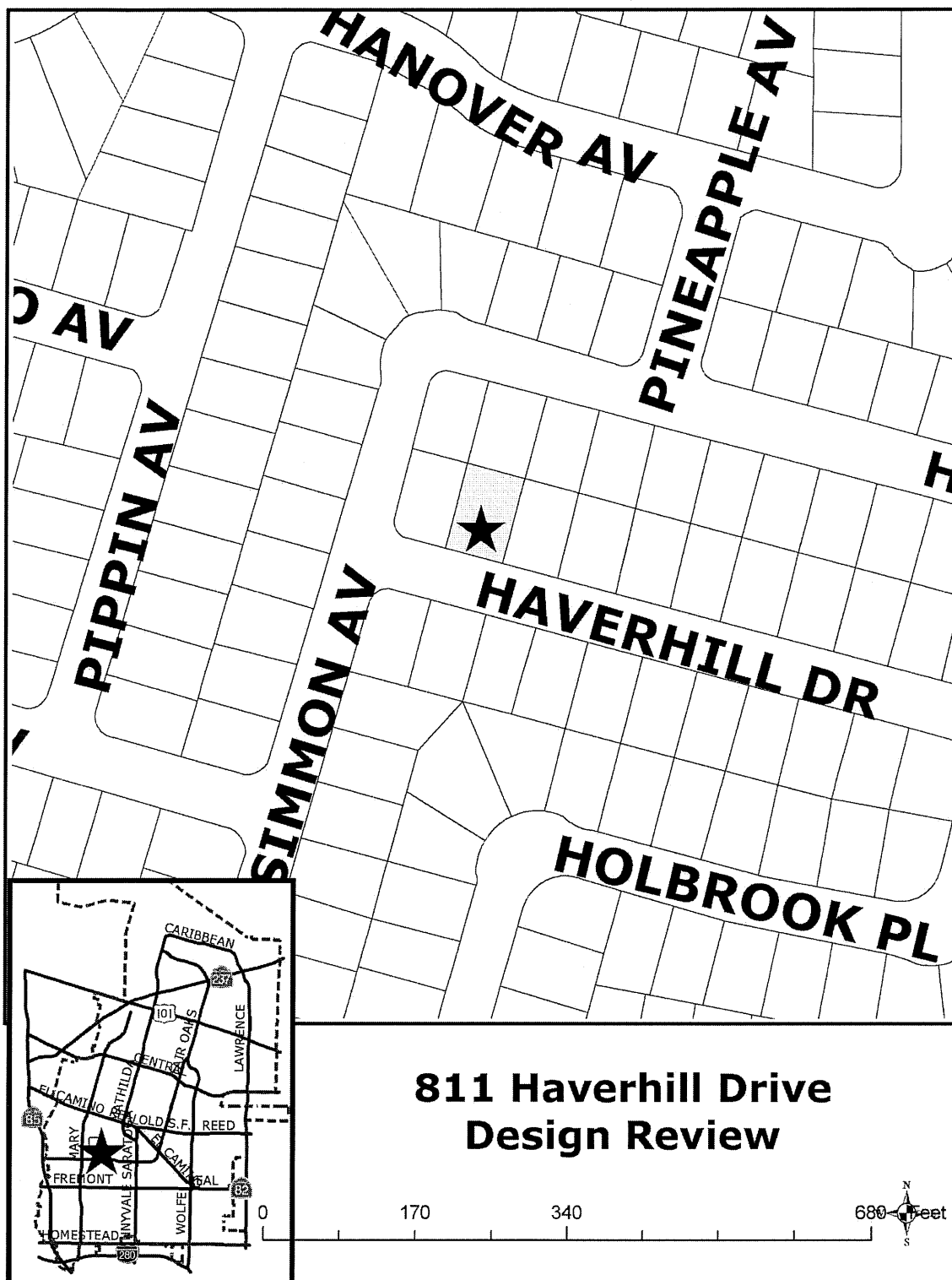
**Surrounding Land Uses**

North	Single Family Residential
South	Single Family Residential
East	Single Family Residential
West	Single Family Residential

**Issues** Neighborhood Compatibility

**Environmental Status** A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation** Approve with Conditions



**PROJECT DATA TABLE**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>REQUIRED/ PERMITTED</u></b>
<b>General Plan</b>	RLO	RLO	RLO
<b>Zoning District</b>	R-0	R-0	---
<b>Lot Size (s.f.)</b>	6004 sf	6004 sf	6000 sf min.
<b>Gross Floor Area (s.f.)</b>	1805 sf	3287 sf	2702 sf max. without public hearing
<b>Lot Coverage (%)</b>	30%	34.5%	40% max.
<b>Floor Area Ratio (FAR)</b>	30%	54.7%	45% max. without public hearing
<b>Building Height (ft.)</b>	22 ft	26ft 4in	30 ft max.
<b>No. of Stories</b>	2	2	2 max.
<b>Setbacks (facing property) 1<sup>st</sup> Floor/2<sup>nd</sup> Floor</b>			
• <b>Front</b>	23ft	23ft / 36ft	20ft / 25ft min.
• <b>Left Side</b>	7ft	7ft / 10ft	6ft / 9ft min
• <b>Right Side</b>	6ft 7in	6ft 7in / 13ft 2in	6ft / 9ft min
• <b>Rear</b>	22ft 8in	22ft 8in / 22ft 8in	20ft / 20ft min.
<b>Parking</b>			
• <b>Total No. of Spaces</b>	4	4	4 min.
• <b>No. of Covered Spaces</b>	2	2	2 min.

**ANALYSIS****Background**

**Previous Actions on the Site:** There have been no previous planning related actions at this site.

**Description of Proposed Project**

The applicant is proposing an addition of 266 square feet to the existing 1,805 square foot first story and a new 1,251 square foot second story for a total addition of 1,481 square feet. The existing and proposed square footages will

result in a 3,287 total square feet residence. This Design Review application is being reviewed by the Planning Commission since the total proposed Floor Area Ratio is 55% where only 45% may be allowed with staff level review.

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act, as amended, and in accordance with City Guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

### **Design Review**

**Use:** The site is currently developed as a one-story, single-family residence and is proposed to expand to a two-story, single-family residence.

**Site Layout:** The site has typical dimensions for lots in this neighborhood at 64 feet wide by 94 feet deep. The tracts of adjacent development on Harvard Avenue, Persimmon Avenue, Ithaca Avenue and Holbrook Place also have similar lot dimensions and square footages.

The existing residence is sited in the center of the lot with side yard dimensions of approximately 7 feet for each side and front and rear yard dimensions of approximately 20 feet each. The proposed second story addition is placed to the rear of the existing first story and is also set in from both sides. The addition conforms to all setback and lot coverage standards for the R-0 Zoning District.

### **Architecture:**

#### **Neighborhood**

The surrounding neighborhood is comprised primarily of single-story, ranch style home homes with moderately low-pitched roofs and nondescript front entryways. The homes are all tract homes built around 1962 and generally reflect simple architectural design and detailing. Most of the homes use a mix of exterior siding materials, such as wood, brick, and stucco, primarily on the front facades. This variation of materials provides some architectural accents and visual relief for the neighborhood. There are a few two-story homes in the immediately surrounding area, one of which was recently approved in March 2003; it is two properties away on the same side of Haverhill Drive and has an FAR of 57%.

#### **Subject Design**

The existing residence is a contemporary ranch style house with gable end and hipped roofs. The exterior materials are wood siding on the front facade and stucco siding on the rear and side walls. For the front elevation the applicant

has retained the wood siding and adding a field stone wainscoting around the entryway. For the sides and rear of the home, wood lap siding is proposed to replace the existing stucco. (See Attachment #3)

While the proposed home is larger than a majority of the surrounding homes in terms of mass and scale, it will not have a significant visual impact on the streetscape. The addition is set to the rear of the home allowing for the new second story to step up and away from the street. The proposed design also makes effective use of articulated walls and the roofline. The applicant proposes hipped roofs which will help minimize the visual impact of the new second story. The total height of the home is proposed to be 26 feet high where 30 feet is allowed.

There are a minimal number of windows proposed to face towards the adjacent neighbors to the sides and rear. For the side elevations, the applicant is proposing single pane casement windows to minimize the privacy impact that larger style windows can create. For the rear elevation, the applicant has proposed one larger window and two clerestory windows. The applicant modified the window types and locations after discussing the proposed design with the three adjoining neighbors. In addition, the rear yard area is heavily landscaped with mature trees that will provide sufficient screening to mitigate any new privacy impacts for the neighbor to the rear. The applicant has provided a visual perspective of the rear yard area showing this existing vegetation.

The following Guidelines were considered in the analysis of the project architecture.

<b>Design Policy or Guideline (Architecture)</b>	<b>Comments</b>
<b>2.2 Basic Design Principles</b> <i>2: Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed addition is setback from the front and side yards, reducing the appearance of mass and continuing the current home's orientation and setback pattern. The addition is consistent with other two story homes in the neighborhood.

<b>Design Policy or Guideline (Architecture)</b>	<b>Comments</b>
<b>2.2 Basic Design Principles</b> <b>3:</b> <i>Design homes to respect their immediate neighbors.</i>	The proposed addition is setback from the front and side yards, reducing the appearance of mass and continuing the current home's orientation and setback pattern. The existing vegetation in the rear yard will provide sufficient screening between the second story addition and the neighbors to the rear. The applicant has designed the windows to minimize the privacy impact to the surrounding neighbors. The applicant has also incorporated natural materials for the exterior siding, similar to other homes in the neighborhood.
<b>3.5 Roofs J:</b> <i>Use roof forms for additions that blend comfortably with the roofs of the existing homes.</i>	The second story addition uses hipped roof forms which blend with the existing rooflines in the neighborhood. The hipped roofs will also help to reduce the apparent mass and scale of the structure.
<b>3.7 Materials G:</b> <i>Wall materials for additions should generally match those of the existing building.</i>	The proposed wall materials will match the existing wood lapped siding on the front elevation and stucco finish on the side and rear elevations.

**Tree Removal:** There are no trees proposed to be removed as part of this application.

**Parking/Circulation:** The proposed project meets parking requirements with two covered spaces and two uncovered spaces in the driveway area.

### **Compliance with Development Standards**

The proposal meets all development standards for homes in the R-0 Zoning District. Sunnyvale Municipal Code 19.80.040 requires applications for Design Review that exceed the FAR threshold in R-0, R-1, and R-2 to be considered by the Planning Commission. There are no maximum floor areas in these zones; therefore, such proposals are not deviating from Code requirements.

### **Expected Impact on the Surroundings**

The second story addition could create new concerns of privacy for adjacent properties, but the positioning of the second story and window placement should help to mitigate the more serious impacts. The shadow study shows

that there will be less than 10% shading of adjacent roofs. The design should be a positive contribution to the neighborhood in terms of single family design techniques. The applicant has met with the surrounding neighbors and has submitted a signed petition of support from them. (See Attachment #4)

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**Findings, General Plan Goals and Conditions of Approval**

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Staff was able to make the required Findings for the Design Review.

- Recommended Findings and General Plan Goals are located in Attachment 1.
- Recommended Conditions of Approval are located in Attachment 2.

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**Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

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**Public Contact**

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Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• Mailed to three adjacent properties along the street and two properties in each direction across the street.</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

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**Alternatives**

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1. Approve the Design Review with the recommended conditions of approval.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

**Recommendation**

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Recommend Alternative 1.

Prepared by:



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Steve Lynch  
Project Planner

Reviewed by:



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Fred Bell  
Principal Planner

Approved by:



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Trudi Ryan  
Planning Officer

Attachments:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Site, Architecture, and Floor Plans
4. Petition of Support from Surrounding Neighbors



**Recommended Findings – Design Review**

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1. The project's design and architecture meets the requirements of the *Single Family Design Techniques*. The proposed design complies with Zoning Code requirements and satisfies design guidelines for two-story homes in the *Sunnyvale Single Family Home Design Techniques*.

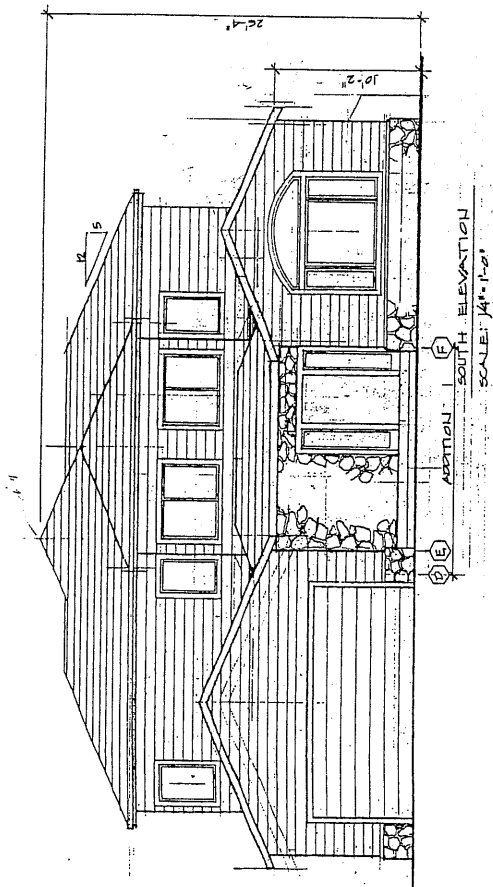
While the design of the proposed addition may not be compatible in terms of mass and scale with the adjacent single-story homes, the proposal will be compatible with the general character of the neighborhood.

**Recommended Conditions of Approval - Design Review**

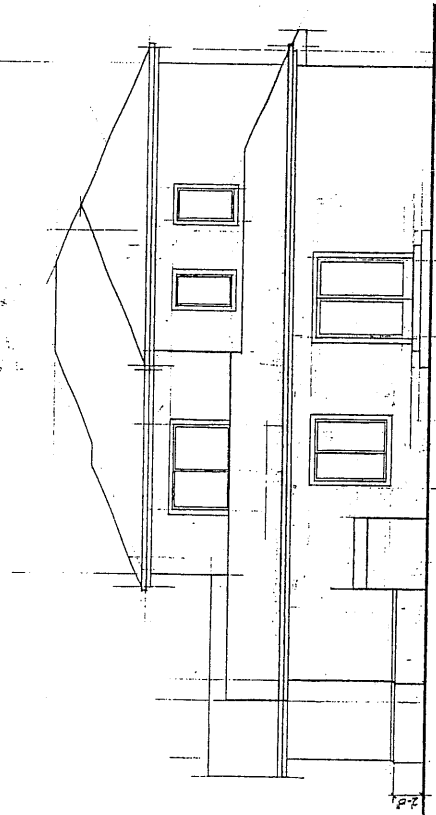
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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances and Resolutions, the Permittee expressly accepts and agrees to comply with the following Conditions of Approval for this Permit.

1. The one-year expiration date of the Design Review shall be measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. The Conditions of Approval shall be reproduced on one page of the plans submitted for a building permit for this project.
3. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at the staff level by the Director of Community Development.
4. Obtain building permits.

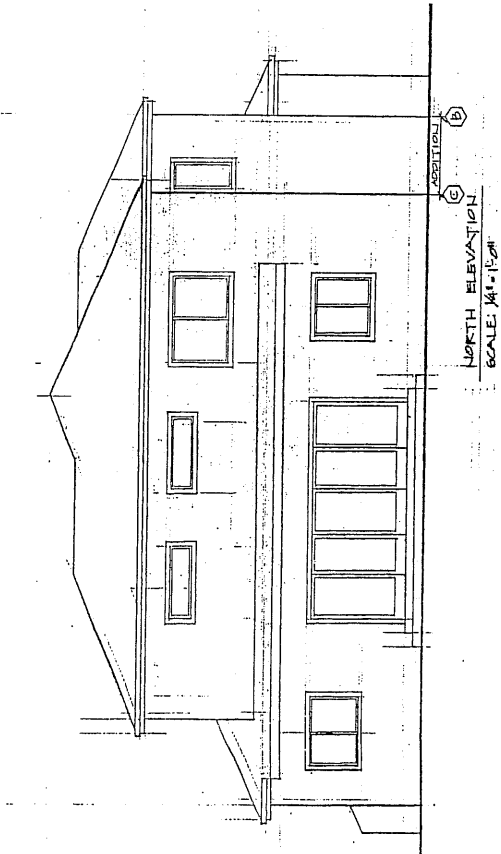
30' MAX. HT. LIMIT

SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

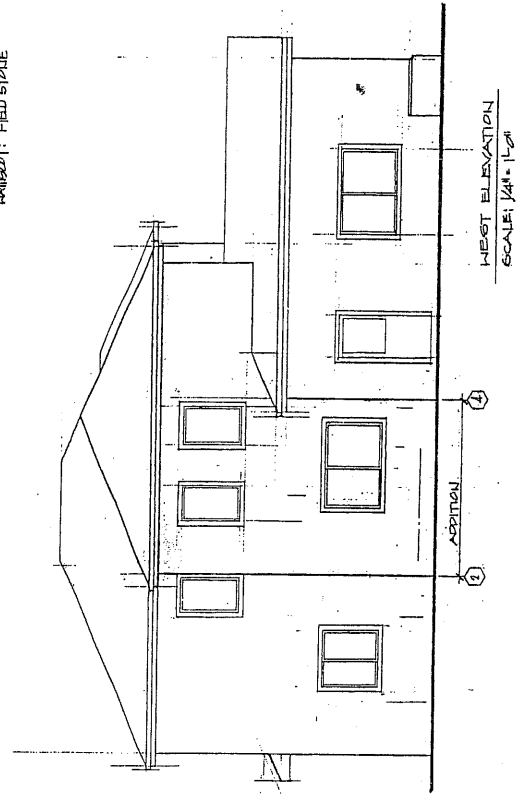


EAST ELEVATION  
SCALE: 1/4"=1'-0"

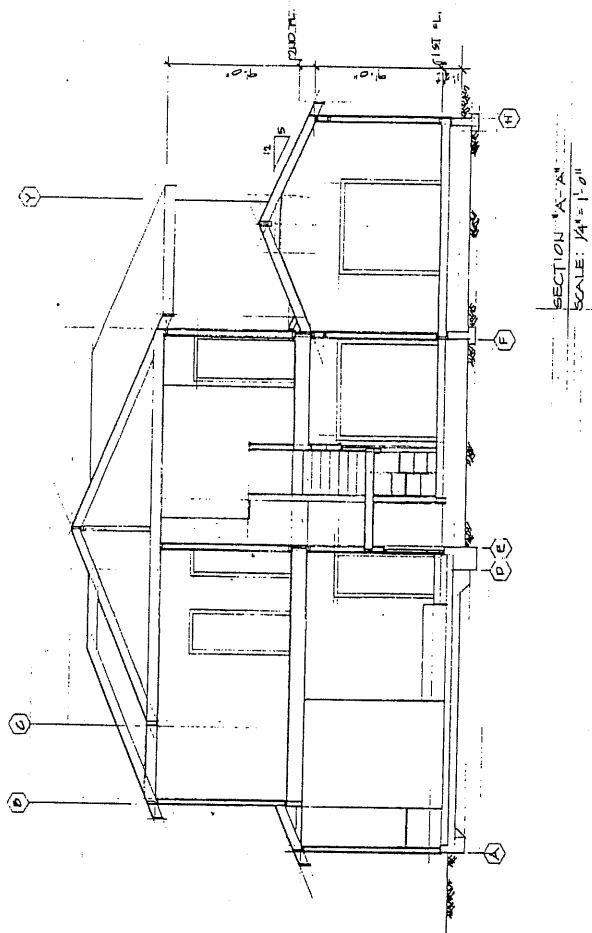
ROOF: COMPOSITION SHINGLE  
GUTTER & RAIL: ALUMINUM (GIMLESS)  
FACIA DOB: 2X PAINT.  
WALL: WOOD, LAPPED SIDING  
WINDOW: VINYL / WHITE  
TRIMS: WOOD  
WALKOUT: FIELD STONE

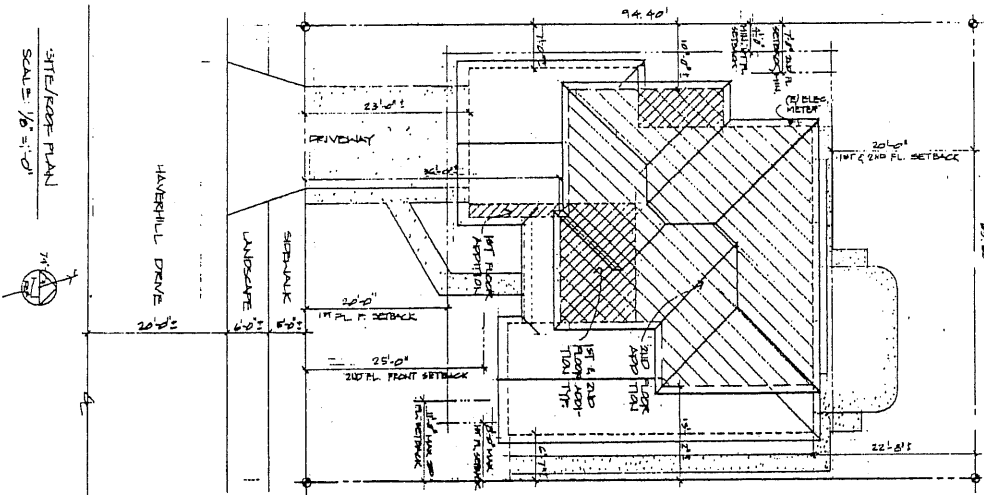


**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



WEST ELEVATION  
SCALE: 1/4" = 1'-0"

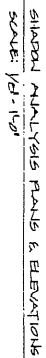


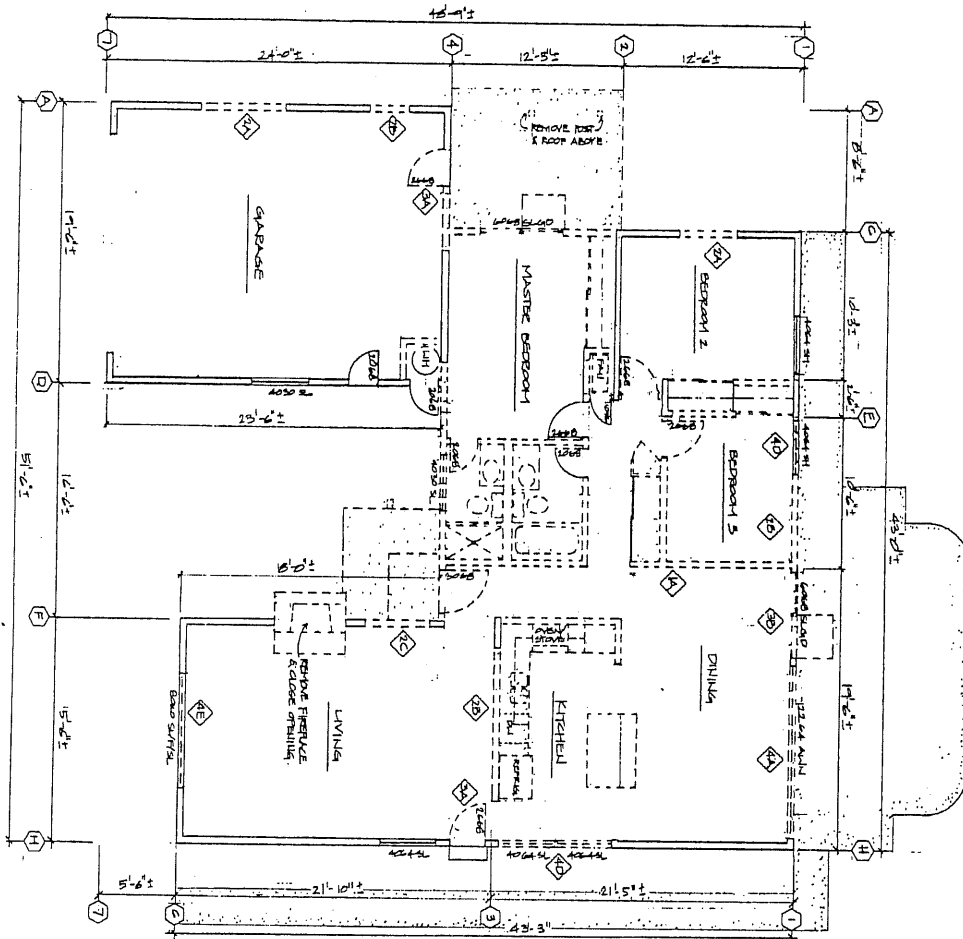


APU: 210 - 0.0235  
ZOW: K2  
SITE AREA: 5,003.04 sq ft  
SITE COVERAGE (RX = 40%) = 2,001.56%  
(1) VOID AREA:  
1st FLR AREA: 1,857.75  
2nd FLR AREA: 3,071.75  
SITE COVERAGE = 34.9%  
(2) VOID AREA:  
(1) VOID AREA: 3,587.03  
2nd FLR AREA: 516.00  
2nd FLR VOID AREA: 1,561.75  
2nd FLR COVERAGE = 115.10  
(3) RX = 54.75%  
BASIC OCCUPANCY: R-3  
CONSTRUCTION TYPE: IEN

INTERPOLATED AIRFLOWS AREA CALCULATION		
	(B) 5°F	(D) 35°F
HOUSE	1,805.5	7,071.93
BUFFET ROOM	60.06	73.75
BEAK ROOM	343.25	39.25
BEAT COOL ROOM	1,051.13	1,061.13
BEAT COOL ROOM	119.44	0.00
PROBABLY APPROX	474.00	464.00
TOTAL	4,793.13	3,066.06

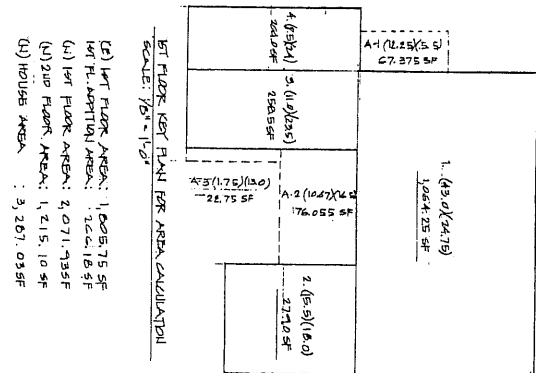
NUPRESS AT 133.43°F OR 45%



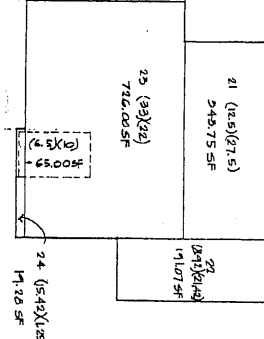


EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	NO.	DESCRIPTION
1A	WALL	1A	WALL
1B	WALL	1B	WALL
1C	WALL	1C	WALL
1D	WALL	1D	WALL
1E	WALL	1E	WALL
1F	WALL	1F	WALL
1G	WALL	1G	WALL
1H	WALL	1H	WALL
1I	WALL	1I	WALL
1J	WALL	1J	WALL
1K	WALL	1K	WALL
1L	WALL	1L	WALL
1M	WALL	1M	WALL
1N	WALL	1N	WALL
1O	WALL	1O	WALL
1P	WALL	1P	WALL
1Q	WALL	1Q	WALL
1R	WALL	1R	WALL
1S	WALL	1S	WALL
1T	WALL	1T	WALL
1U	WALL	1U	WALL
1V	WALL	1V	WALL
1W	WALL	1W	WALL
1X	WALL	1X	WALL
1Y	WALL	1Y	WALL
1Z	WALL	1Z	WALL
2A	DOOR	2A	DOOR
2B	DOOR	2B	DOOR
2C	DOOR	2C	DOOR
2D	DOOR	2D	DOOR
2E	DOOR	2E	DOOR
2F	DOOR	2F	DOOR
2G	DOOR	2G	DOOR
2H	DOOR	2H	DOOR
2I	DOOR	2I	DOOR
2J	DOOR	2J	DOOR
2K	DOOR	2K	DOOR
2L	DOOR	2L	DOOR
2M	DOOR	2M	DOOR
2N	DOOR	2N	DOOR
2O	DOOR	2O	DOOR
2P	DOOR	2P	DOOR
2Q	DOOR	2Q	DOOR
2R	DOOR	2R	DOOR
2S	DOOR	2S	DOOR
2T	DOOR	2T	DOOR
2U	DOOR	2U	DOOR
2V	DOOR	2V	DOOR
2W	DOOR	2W	DOOR
2X	DOOR	2X	DOOR
2Y	DOOR	2Y	DOOR
2Z	DOOR	2Z	DOOR
3A	WINDOW	3A	WINDOW
3B	WINDOW	3B	WINDOW
3C	WINDOW	3C	WINDOW
3D	WINDOW	3D	WINDOW
3E	WINDOW	3E	WINDOW
3F	WINDOW	3F	WINDOW
3G	WINDOW	3G	WINDOW
3H	WINDOW	3H	WINDOW
3I	WINDOW	3I	WINDOW
3J	WINDOW	3J	WINDOW
3K	WINDOW	3K	WINDOW
3L	WINDOW	3L	WINDOW
3M	WINDOW	3M	WINDOW
3N	WINDOW	3N	WINDOW
3O	WINDOW	3O	WINDOW
3P	WINDOW	3P	WINDOW
3Q	WINDOW	3Q	WINDOW
3R	WINDOW	3R	WINDOW
3S	WINDOW	3S	WINDOW
3T	WINDOW	3T	WINDOW
3U	WINDOW	3U	WINDOW
3V	WINDOW	3V	WINDOW
3W	WINDOW	3W	WINDOW
3X	WINDOW	3X	WINDOW
3Y	WINDOW	3Y	WINDOW
3Z	WINDOW	3Z	WINDOW



2ND FLOOR PLAN FOR AREA CALCULATION  
SCALE: 1/8" = 1'-0"



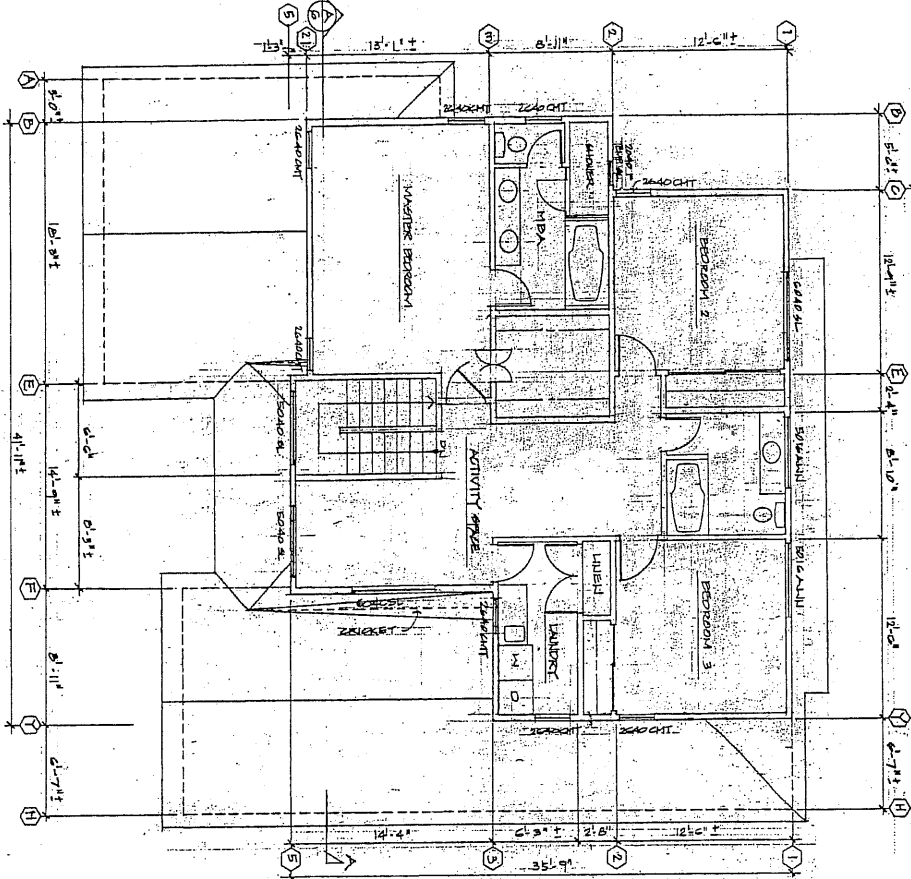
FUNADA RESIDENCE AT

311 HAVENHILL DR  
SUNNYVALE, CA 94087  
(408) 733-0771

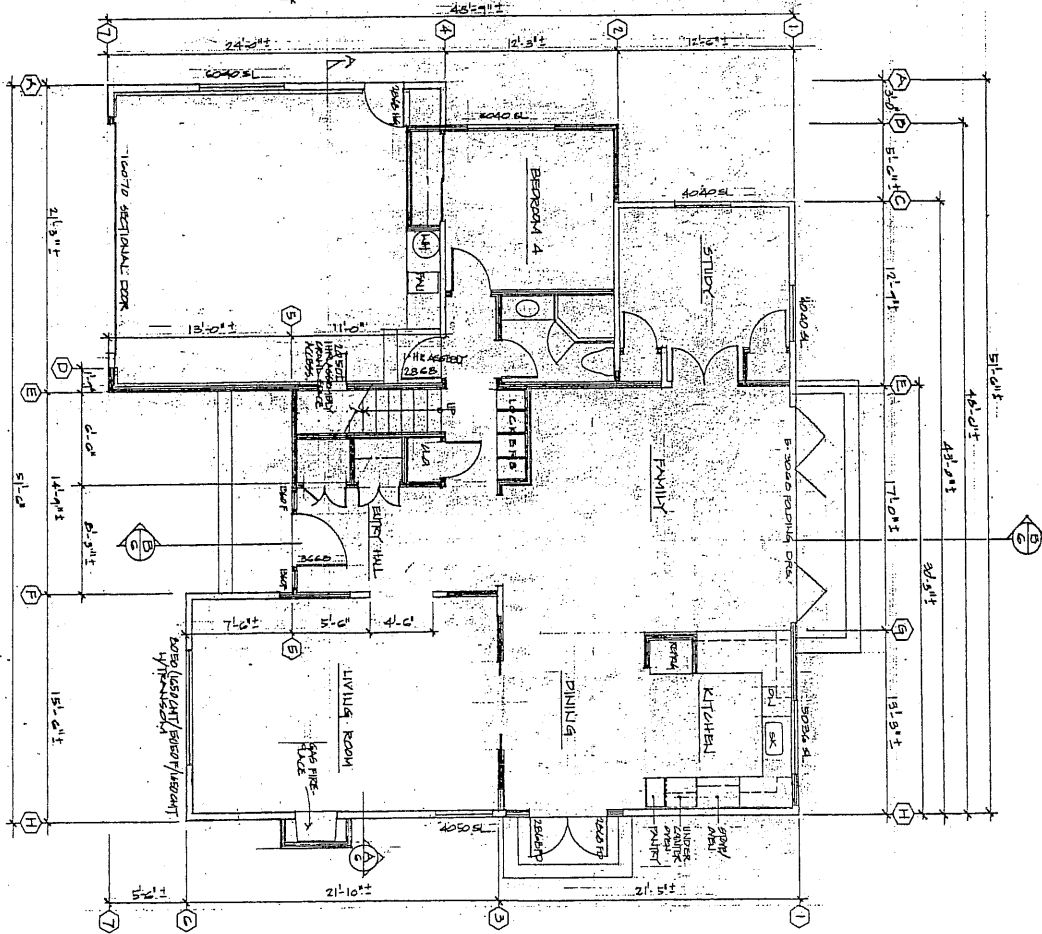
N I I A R C T E C T S, Inc.

REVISIONS

SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



ADDITIONS AND ALTERATIONS TO THE  
FUNADA RESIDENCE AT

881 HAYWARD DRIVE  
SAN ANTONIO, CA 78207-1235  
(408) 733-0971

N I I ARCHITECTS, Inc.

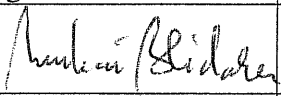
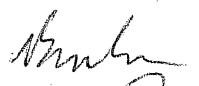
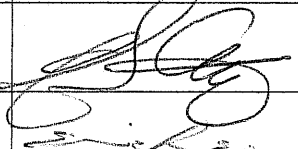
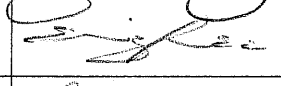
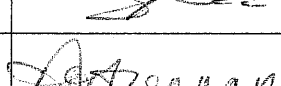
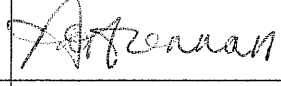
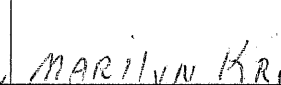
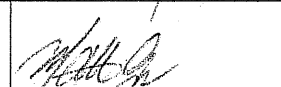

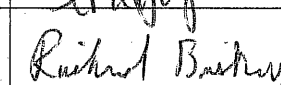
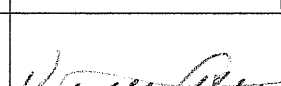
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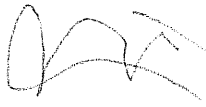
REVISIONS  
BY  
DATE



## Neighborhood Support

We have reviewed the remodeling plans of our neighbors, Raymond Funada and LeAnne Teruya, at 811 Haverhill Drive. We have discussed the various design aspects of this project and are in support of their request to remodel as presented to the city of Sunnyvale's Planning Department.

Name:	Signature:	Address:	Date:
MIMI BIDARESCU		832 HAVERHILL DR. SUNNYVALE	02/22/04
Ann Tin		815 Haverhill Dr. Sunnyvale	02/22/04
JEFFREY & DIANE ARIZ		812 HARVARD AVE SUNNYVALE	2/22/04
CHRIS KONDO		804 HARVARD AVE SUNNYVALE, CA 94087	2-22-04
ELIZA LEE			
Pat & Tom Grennan		807 Haverhill Dr. Sunnyvale, CA 94087	2-22-04
Marilyn Kramp		802 Haverhill Dr. Sunnyvale Ca.	2-22-04
MAT ARENA		808 HARVARD AVE Sunnyvale, CA	2-22-04
Ira/Cathy Haynes		803 Haverhill Drive Sunnyvale, CA	2-22-04
RICHARD BISHOP		822 HAVERHILL DR	2/22/04
VERNON ARENS		812 HAVERHILL DR.	2/22/04



Persimmon Ave.

802 Marilyn Strong	812	822 RICHARD BISCUF	832 Vivian Bilsden
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Haverhill Dr.

803 K. J. Jagers	807 F. J. Jagers	811 (811)	815 B. J. Jagers
	804 M. J. Jagers	808 M. J. Jagers	812 M. J. Jagers

Harvard Ave.